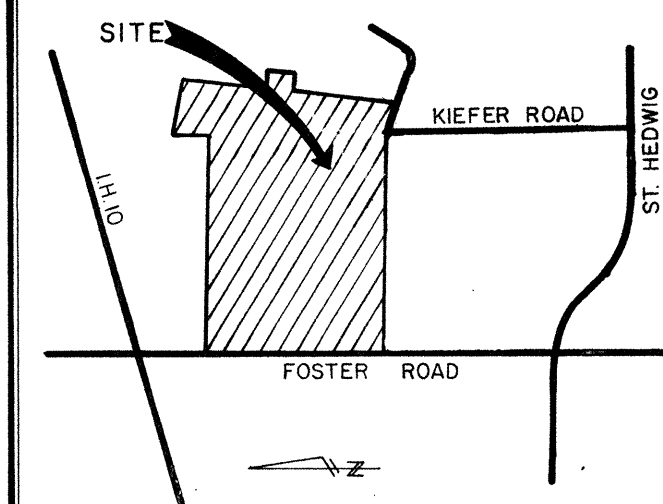


OWNER-NINETEEN SIXTY DEVELOPMENT CORPORATION
ADDRESS-P.O. DRAWER 1001
SAN ANTONIO, TEXAS 78294

TOTAL ACREAGE - 348 ACRES
PROPOSED USE - LIGHT INDUSTRIAL
WATER SUPPLY - CITY WATER BOARD
SEWER DISPOSAL - CITY OF SAN ANTONIO
GAS & ELECTRIC - CITY PUBLIC SERVICE

PROPOSED TIME TABLE		
PHASE	BEGIN CONSTRUCTION	END CONSTRUCTION
PHASE I (FOSTER RIDGE INDUSTRIAL PARK UNIT-1 AND UNIT-2)	1987	1987
PHASE II (REMAINDER OF 60' R.O.W. COLLECTOR STREET)		



LOCATION MAP

SCALE: 1" = 300'

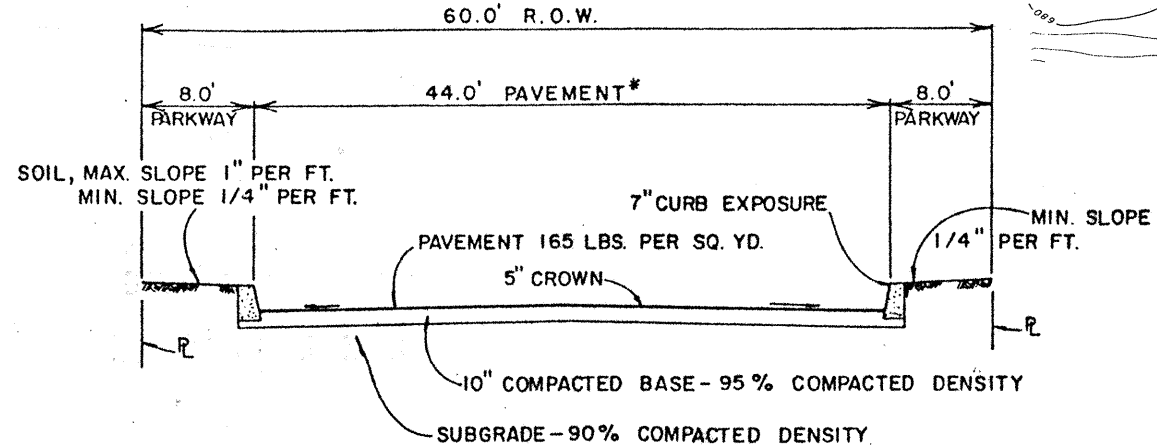
OWNER:
PAT LEGAN
UNPLATTED

ACRE
DISTRICT
(NOTE)

OWNER:
VAUGHAN & SONS
UNPLATTED

LIMITS OF FEMA
100 YR. FLOOD PLAIN
COMMUNITY PANEL
NO. 480035 0390B

- NOTES:
- 1) ALL OF THE PROPERTY IN FOSTER RIDGE INDUSTRIAL PARK IS OUTSIDE THE CITY LIMITS AND WITHIN THE E.T.J. OF THE CITY OF SAN ANTONIO. ZONING DOES APPLY TO THE 74.5 ACRES+ TRACT WHICH HAS NOT BEEN DESIGNATED AS AN INDUSTRIAL DISTRICT SINCE IT IS OUTSIDE THE CITY LIMITS.
 - 2) 233.5 ACRES OUT OF FOSTER RIDGE INDUSTRIAL PARK WAS DESIGNATED AS AN INDUSTRIAL DISTRICT BY THE CITY COUNCIL ON OCTOBER 2, 1986 BY ORDINANCE NO. 63772
 - 3) 40 ACRES OUT OF FOSTER ROAD INDUSTRIAL PARK WAS DESIGNATED AS AN INDUSTRIAL DISTRICT BY THE CITY COUNCIL ON OCTOBER 2, 1986 BY ORDINANCE NO. 63773.



TYPICAL STREET SECTION

SAN ANTONIO SAVING ASSOCIATION
UNPLATTED

*44' PAVEMENT WIDTH USED
AT OWNERS REQUEST.

REVISIONS:

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL

9310 BROADWAY
SAN ANTONIO, TEXAS 78217
512-324-9444

FOSTER RIDGE INDUSTRIAL PARK
PRELIMINARY OVERALL AREA
DEVELOPMENT PLAN

JOB NO. 2269.01
DATE
DESIGNER
CHECKED DRAWN MWM
SHEET OF

INFORMATION SHEET FOR
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
(P.O.A.D.P.)

254

FILE NO. 87-20-58-44
(To be assigned by the Planning Dept.)

Foster Ridge POADP.

P.O.A.D.P. NAME

Ninety Sixty Corp. Corp.

NAME OF DEVELOPER/SUBDIVIDER

POB 1001, 78290

ADDRESS

PHONE NO.

Paye & Dawson Eng. Co.

NAME OF CONSULTANT

9310 Broadway, 78217

ADDRESS

824-9490

PHONE NO.

GENERAL LOCATION OF SITE

EXISTING ZONING (If Applicable)

PROPOSED WATER SERVICE

() City Water Board

() Other District

Name

() Water Wells

PROPOSED LAND USE

() Single Family

() Duplex

() Multi-Family

() Business

() Industrial

PROPOSED SEWER SERVICE

() City of San Antonio

() Other System

Name

() Septic Tank(s)

DATE FILED

Jan 10, 1987

REVISIONS FILED:

(if applicable)

DUE DATE OF RESPONSE

Jan 16, 1987

(Within 20 working days of receipt)

DATE OF RESPONSE

(Within 15 working days of receipt)

(Date of expiration of plan, if no plats are received within 18 months of the plan filing)

REVIEWED BY STAFF ON

COMMENTS:

NEEDED INFORMATION:

INFORMATION REQUESTED: The POADP as an overview of the developer's projected land use shall include, at least the following information:

- (a) Perimeter property lines;
- (b) Name of the plan and the subdivisions;
- (c) Scale of map;
- (d) Proposed land uses by location, type, and acreage;
- (e) Existing and proposed circulation system of collector, arterial, and local type "B" streets (clearly identified) and their relationship to any adjacent major thoroughfares; and any proposed alternative pedestrian circulation system;
- (f) Contour lines at intervals no greater than ten feet;
- (g) Ownership from title and/or city or county records and, if known, proposed development for adjacent land;
- (h) Existing adjacent or perimeter streets (including right-of-way widths), intersections and developments;
- (i) One hundred (100) year flood plain limits as identified from the most current Flood Insurance Rate Maps published by the Federal Emergency Management Agency for the City of San Antonio and/or Bexar County;
- (j) Location map indicating the location and distance of the POADP in relation to adjacent streets and at least two (2) major thoroughfares;
- (k) Name and address of developer.

DISTRIBUTION: TRAFFIC

TRANSPORTATION STUDY OFFICE

COMMENTS:



CITY OF SAN ANTONIO

P O BOX 9066

SAN ANTONIO, TEXAS 78285

January 16, 1987

John Krauss
Pape-Dawson Engineers
9310 Broadway
San Antonio, TX 78217

RE: Foster Ridge POADP
File #254

Dear Mr. Krauss:

This is to inform you that the Development Review Committee has reviewed and accepted your plan of Foster Ridge. Foster Road is designated on the Major Thoroughfare Plan as a secondary arterial and therefore, street dedication will be required upon formal plat filing.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

If you have any questions, please contact Roy Ramos at 299-7896.

Sincerely,

A handwritten signature in cursive script that reads "McNeal".

Michael C. O'Neal, AICP
Planning Administrator
Department of Planning

MCO:RR:bc

Enclosure:

PRELIMINARY ENGINEERING REPORT
ON THE FEASIBILITY OF THE CITY WATER BOARD
PROVIDING WATER SERVICE TO THE
FOSTER ROAD 698 ACRE TRACT
IN SERVICE LEVEL 3

23 October 1986


- I. Pape-Dawson Engineers on behalf of Wayne Harwell has requested that the City Water Board provide water service to the Foster Road 698 acre tract located outside the city limits and inside the inner service zone of the Board's service area. A copy of the letter requesting service is attached.
- II. The tract is located on Foster Road between I.H. 10 and St. Hedwig as shown on the attached sketch.
- III. The tract is proposed for mixed-use development consisting of residential and commercial uses. The ultimate demand on the City Water Board's system is anticipated to be equivalent to 2,792 dwelling units. Water supply to the area will be from Service Level 3. The excess system capacity of Service Level 3 can accommodate this requirement.
- IV. To provide water supply for domestic and fire protection service in accordance with the Board's Criteria a flow capacity of 5,292 gpm is required. There is an existing 20-inch main on St. Hedwig at Foster Road and an existing 12-inch main on I.H. 10 approximately 5,300 feet west of Foster Road with adequate capacity to supply the required water demand. A 16-inch approach main on Foster Road from St. Hedwig to the tract, approximately 1,400 feet, and a 12-inch approach main on I.H. 10 and Foster Road from the existing 12-inch main to the tract, approximately 6,500 feet, will be required at the developer's initial expense. The 16-inch and 12-inch approach mains are estimated to cost \$42,000 and \$162,500 respectively. These dual approach mains will also satisfy the Board's Criteria for multiple connections. The developer will also be required to install the necessary on-site mains and facilities in accordance with the Board's Criteria.
- V. In accordance with the Board's Master Plan it is recommended that the required 12-inch approach main along Foster Road be oversized to 16 inches. The estimated cost of installing approximately 1,200 feet of 16-inch oversized approach main is \$36,000. The City Water Board's and developer's proportionate share of the cost is estimated to be \$12,000 and \$24,000 respectively. The recommended 16-inch oversized approach main is subject to the approval of the San Antonio City Council.

VI.

In accordance with the Board's Regulations for Water Service no flow charge is required for connection to the existing 20-inch main on St. Hedwig or the existing 12-inch main on I.H. 10 since they were both installed prior to 2 February 1984.

VII.

It is recommended that Pape-Dawson Engineers be informed that the City Water Board can provide water service to the Foster Road 698 acre tract on a developer customer basis as provided for in the Board's Regulations. Such a water service commitment will require the applicant to provide the initial funding for the required 16-inch and 12-inch approach mains as well as the total cost of local benefit facilities. It is also recommended that the required 12-inch approach main along Foster Road be oversized to 16 inches subject to the approval of the San Antonio City Council. It is further recommended that this commitment for service be honored for four months, and if not exercised during that period, the application must be resubmitted.


Lowell E. Roberts, P.E.
Director of Engineering

Attachments



September 15, 1986

City Water Board
Post Office Box 2449
San Antonio, Texas 78298

Attn: Mr. Wayne Bitzkie

RE: Foster Road 698 Acre Tract

Dear Mr. Bitzkie:

On behalf of our client, we would like to revise our initial request from 967 acres to 698 acres.

Attached is a U.S.G.S. Map defining the limits of this new area. If you have any questions, please contact our office.

Sincerely,
PAPE-DAWSON CONSULTING ENGINEERS, INC.

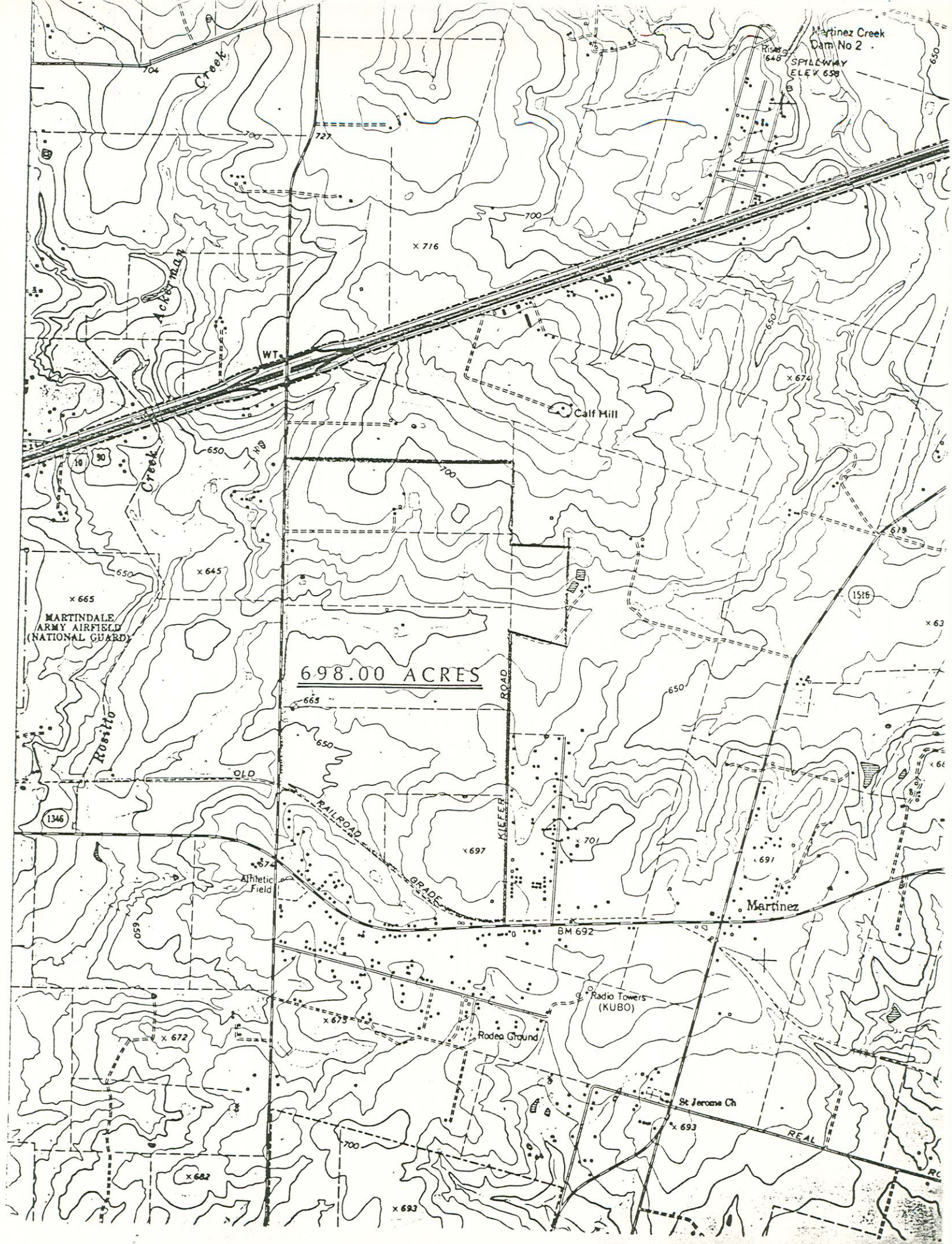

Gene Dawson, Jr.

Attachment

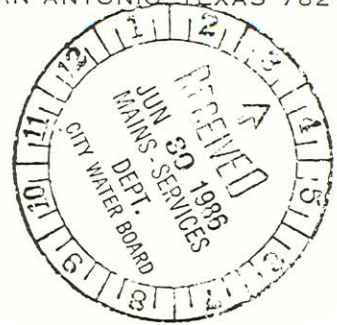
GD,jr/eh

2269-01

LTR16/91



June 26, 1986



City Water Board
Post Office Box 2449
San Antonio, Texas 78298

Attn: Mr. Wayne Bitzkie

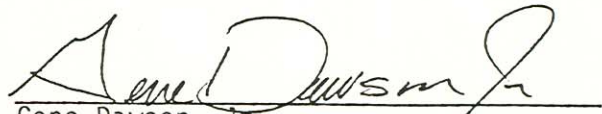
RE: Foster Road 967 ± Acre Tract

Dear Mr. Bitzkie:

On behalf of our client, Wayne Harwell, we hereby request water service to the above referenced tract. This tract has a proposed use of commercial and residential. We are requesting that water be extended to provide for a density of four (4) dwelling units per acre.

Attached is a U.S.G.S. map defining the limits of the property. If you have any questions, please contact our office.

Sincerely,
PAPE-DAWSON CONSULTING ENGINEERS, INC.

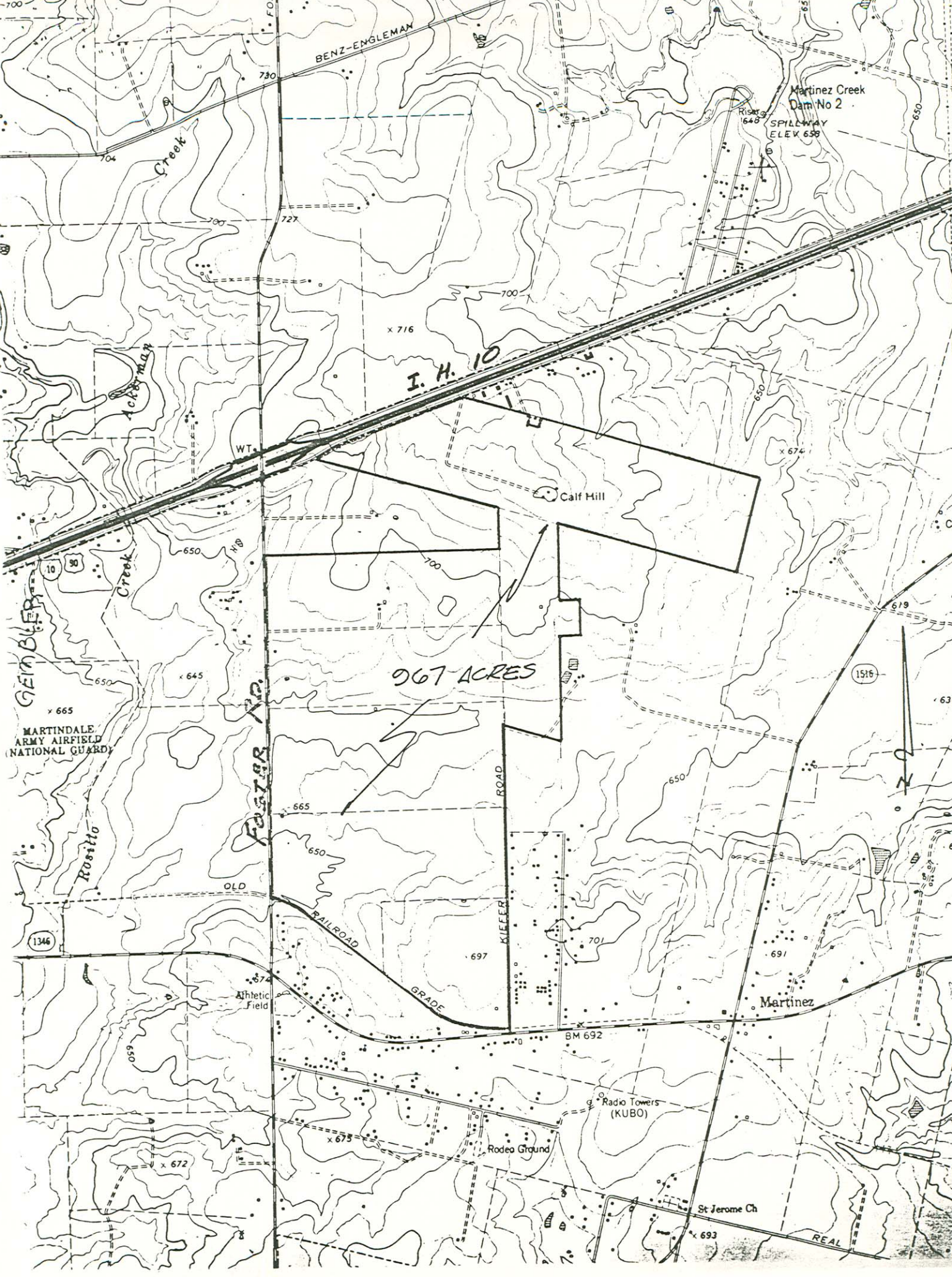

Gene Dawson, Jr.

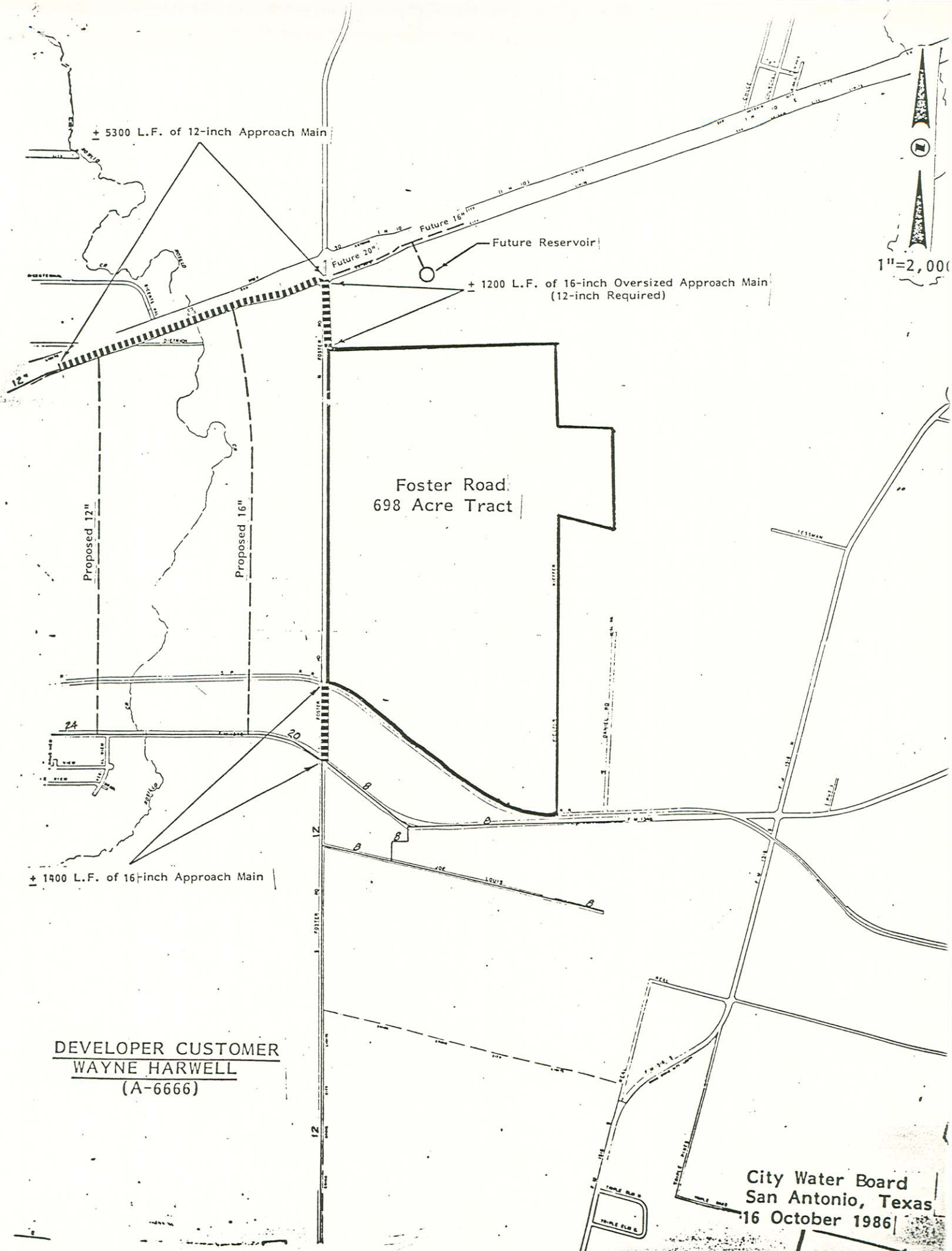
Attachment

GD,jr/eh

2269-01

LTR14/112





DEVELOPER CUSTOMER
WAYNE HARWELL
(A-6666)

City Water Board
San Antonio, Texas
16 October 1986

9310 BROADWAY, SAN ANTONIO, TEXAS 78217
512/824-9494

Deliver
LETTER OF TRANSMITTAL

TO City Planning Dept.

Date <u>10/3/88</u>	Job No. <u>Gen. Office</u>
Attention <u>Roy Ramos</u>	
Re: <u>Foster Ridge Industrial Park</u>	
File: <input type="checkbox"/> 1.0 Correspondence <input type="checkbox"/> 2.0 Design <input type="checkbox"/> 3.0 Product of Service <input type="checkbox"/> 4.0 Construction	

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

☐ Specifications ☐ Shop drawings ☐ Copy of letter
☐ Prints ☐ Plans ☐ Samples
☐ Change Order ☐ _____

COPIES	DATE	DESCRIPTION
1	1/16/87	Preliminary Overall Area Development Plan
RECEIVED 1988 OCT -3 PM 2 20 DEPT. OF PLANNING CITY OF SAN ANTONIO DIVISION		

THESE ARE TRANSMITTED as checked below:

- | | | |
|--|---|---|
| <input type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> Resubmit _____ copies for approval |
| <input type="checkbox"/> For your use | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Submit _____ copies for distribution |
| <input checked="" type="checkbox"/> As requested | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Return _____ corrected prints |
| <input type="checkbox"/> For review and comment | <input type="checkbox"/> _____ | |
| <input type="checkbox"/> FOR BIDS DUE _____ | | <input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US |

REMARKS _____

Roy, I have not been able to find a copy of the approval letter for this POADP but it was approved on Jan. 16, 1987

COPY TO _____ SIGNED John Krauss

9310 BROADWAY, SAN ANTONIO, TEXAS 78217
512/824-9494

LETTER OF TRANSMITTAL

TO PLANNING DEPT.

Date <u>1-14-87</u>	Job No. <u>2260.00</u>
Attention <u>ROY RAMOS</u>	
Re: <u>FOSTER RIDGE UNIT-1</u>	
File:	
<input type="checkbox"/> 1.0 Correspondence <input type="checkbox"/> 2.0 Design <input type="checkbox"/> 3.0 Product of Service <input type="checkbox"/> 4.0 Construction	

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

<input type="checkbox"/> Specifications	<input type="checkbox"/> Shop drawings	<input type="checkbox"/> Copy of letter
<input checked="" type="checkbox"/> Prints	<input type="checkbox"/> Plans	<input type="checkbox"/> Samples
<input type="checkbox"/> Change Order	<input type="checkbox"/> _____	

COPIES	DATE	DESCRIPTION
<u>5</u>		<u>P.O.A.D.P. (REVISED)</u>

THESE ARE TRANSMITTED as checked below:

- | | | |
|---|---|---|
| <input type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> Resubmit _____ copies for approval |
| <input type="checkbox"/> For your use | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Submit _____ copies for distribution |
| <input type="checkbox"/> As requested | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Return _____ corrected prints |
| <input type="checkbox"/> For review and comment | <input type="checkbox"/> _____ | |
| <input type="checkbox"/> FOR BIDS DUE _____ | | <input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US |

REMARKS _____

COPY TO _____ SIGNED John Krauss